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THE BYRE, COTTON MILL FARM
EDINGLEY
NOTTINGHAMSHIRE
NG22 8ED



OFFERS OVER £395,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Individual Barn Conversion
- Three/Four Bedroomed
- Farmhouse Style Dining Kitchen
- Two Reception Rooms
- Family Bathroom and Shower Room
- Single Garage and Driveway
- Viewing Highly Recommended

THE BYRE, COTTON MILL FARM, EDINGLEY, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this stunning 3/4 bedroomed, barn conversion within a beautiful rural setting having a cosy farmhouse feel and superbly located in Edingley on the outskirts of the popular village of Farnsfield, adjacent to a working farm.

This is a fantastic opportunity to purchase an individual barn conversion, situated in a quiet cluster of only 3 converted homes. The property offers approximately 1500 square feet of accommodation with the ground floor offering a fantastic farmhouse style kitchen, a spacious lounge with a log burner, a second reception room (currently used as a fourth bedroom), a useful utility room and a shower room. The first floor has three good sized bedrooms and the main family bathroom. Outside there is driveway parking and a single garage. There is a lovely, enclosed rear garden. Viewing is highly recommended to appreciate the location and character of this attractive property.

A solid panelled timber door leads into the reception hall:

HALLWAY

With terracotta style tiled flooring, UPVC double glazed windows to both the front and rear, stairs to the first floor landing, understairs storage cupboard, access to the ground floor rooms, radiator, power and ceiling light points.



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LOUNGE

20'1" x 15'7" A spacious family room with a semi-vaulted ceiling with exposed timber beams, two Velux roof windows and three UPVC double glazed windows to the side, solid oak flooring, an exposed brick feature chimney breast and timber mantel hosting a cast iron log burner, radiators, power and ceiling light points.



KITCHEN/DINER

17'9" x 15" A farmhouse style fitted kitchen with a range of wall and base units in a sage green finish with coordinating wooden roll top work surfaces, part wall tiling, space and plumbing for a fridge freezer, integrated Hotpoint double oven with grill, Siemens five zone electric hob, extractor fan, integrated Bosch dishwasher, an inset ceramic dual bowl sink with mixer tap, wooden island, terracotta style tiled flooring, UPVC double glazed window to the front and rear, UPVC double glazed French doors onto the rear garden, radiator, power and ceiling light points.



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FAMILY ROOM/BEDROOM FOUR

15'7" x 10" Located to the rear of the lounge, oak effect laminate flooring, UPVC double glazed window to the side, radiator, power and ceiling light points.



UTILITY ROOM

8'10" x 6'4" Located at the rear of the property, with rolled edge worktops, single drainer sink with mixer tap, tiled splashbacks, terracotta style tiled flooring, space and plumbing for a washing machine, UPVC double glazed window and timber door to the rear, radiator, power and ceiling light points.

GROUND FLOOR SHOWER ROOM

Fitted with a white three piece suite comprising of a wash hand basin, W.C. and shower cubicle, part tiled walls, terracotta style tiled flooring, UPVC double glazed opaque window to the rear, radiator and ceiling light point.



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FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, access to loft space, UPVC double glazed window to the front, radiator, power and ceiling light points.



BEDROOM ONE

15'1" x 14'2" With UPVC double glazed windows to the front and rear, radiator, power and ceiling light points.



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BEDROOM TWO

11'6" x 9'4" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



BEDROOM THREE

10" x 6'4" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



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BATHROOM

8'5" x 7'5" Fitted with a four piece suite comprising of a wash hand basin, W.C., bath and separate shower cubicle, fully tiled walls, built in storage cupboard, UPVC double glazed window to the rear and ceiling light point.



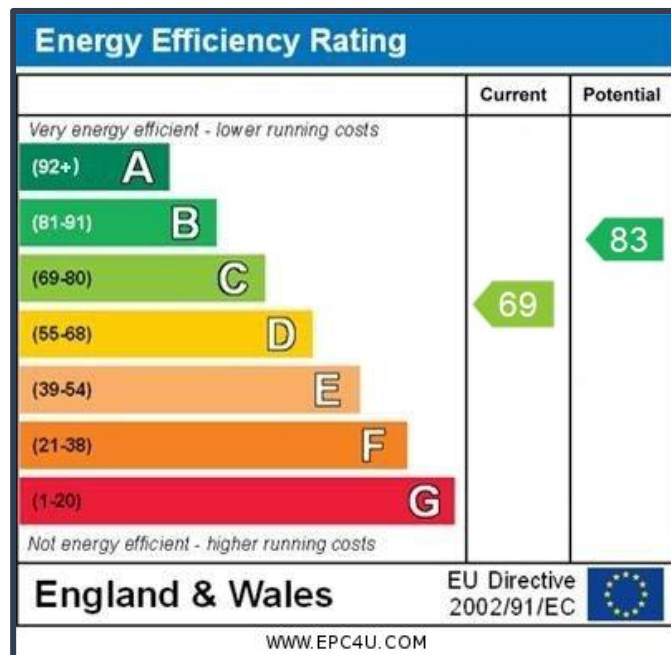
OUTSIDE

To the rear of the property there is a fully enclosed garden which benefits from a south/westerly aspect and has been landscaped to include a paved patio seating area and shaped lawn edge with block paved pathway and planted borders, To the front of the property there is gravelled parking for two cars, a single brick built garage adjacent to the barn with further parking.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council –
Council Tax Band –

Primary School – Halam Church of England Primary School
Secondary School – Minster School

Stamp Duty on Asking Price: £7,250 (Additional costs may apply if being purchased as a second property)

THE BYRE, COTTON MILL FARM, EDINGLEY, NOTTINGHAMSHIRE

FLOOR PLAN

Approximate Gross Internal Area
1557 sq ft - 145 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.